055.0	0002	0034.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	496,200 /	496,200
					USE VALUE:	496,200 /	496,200
					ASSESSED:	496,200 /	496,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		DUDLEY CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	14 DUDLEY COURT LLC		
Owner 2:			
Owner 3:			
Street 1:	6 EAST RD		
Street 2:			
Twn/City:	SOUTH CHATHAM		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02659	Type:	

PREVIOUS OWNER

Owner 1:	LOWRE HOWARD F JR & JOANNE E -
Owner 2:	-
Street 1:	6 EAST RD
Twn/City:	SOUTH CHATHAM
St/Prov:	MA Cntry:
Postal:	02659

NARRATIVE DESCRIPTION

This parcel contains 9,590 Sq. Ft. of land mainly classified as Auto Repair with a Repair Gar. Building built about 1970, having primarily Conc. Block Exterior and 4469 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
332	9590.000	191,700	2,800	301,700	496,200
Total Card	0.220	191,700	2,800	301,700	496,200
Total Parcel	0.220	191,700	2,800	301,700	496,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 111.03 | /Parcel: 111.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37016

GIS Ref

GIS Ref

Insp Date 03/13/09

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PREVIOUS ASSESSMENT

Parcel ID 055.0-0002-0034.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	332	FV	191,700	2800	9,590.	296,700	491,200	491,200	Year End Roll	12/18/2019
2019	332	FV	173,700	2900	9,590.	262,100	438,700	438,700	Year End Roll	1/3/2019
2018	332	FV	173,700	2900	9,590.	262,100	438,700	438,700	Year End Roll	12/20/2017
2017	332	FV	173,700	2900	9,590.	262,100	438,700	438,700	Year End Roll	1/3/2017
2016	332	FV	154,000	2900	9,590.	262,100	419,000	419,000	Year End	1/4/2016
2015	332	FV	148,700	3000	9,590.	237,400	389,100	389,100	Year End Roll	12/11/2014
2014	332	FV	148,700	3000	9,590.	237,400	389,100	389,100	Year End Roll	12/16/2013
2013	332	FV	148,700	3000	9,590.	237,400	389,100	389,100		12/13/2012

PRINT

Date	Time
12/10/20	19:28:59

LAST REV

Date	Time
01/16/20	08:56:39

mmcmakin

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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOWRE HOWARD F	73754-538	1	12/3/2019	Convenience	1	No	No		
LEOMBRUNO CAMIL	73155-124	1	8/22/2019	Estate/Div	1	No	No		
LOWRE HOWARD F	73155-122	1	8/22/2019	Convenience	1	No	No		
	20182-448		11/1/1989		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/18/2002	459	Alterati	3,000	C				INSTALL STEEL BEAM
9/5/1996	441	Re-Roof	5,000	C				REROOF
10/29/1993	537	Addition	50,000	C				ADD 1600 S/F
3/29/1993	75	Addition	4,600	C				ADD RM TO 2ND FLOO

ACTIVITY INFORMATION

Date	Result	By	Name
3/13/2009	Meas/Inspect	197	PATRIOT
5/1/2000	Meas/Inspect	197	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	37016
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
332	Auto Repair		9590		Sq. Ft.	Site		0	15.25	2.06	CF									301,660						301,700	

Total AC/HA:	0.22016	Total SF/SM:	9590	Parcel LUC:	332	Auto Repair	Prime NB Desc:	COMM FR	
Total:	301,660	Spl Credit		Total:	301,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	39 - Repair Gar.		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	19		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	65.00
Size Adj.:	1.02376366
Const Adj.:	0.96728659
Adj $ / SQ:	64.368
Other Features:	7275
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	294935
Depreciation:	103227
Depreciated Total:	191707

COMMENTS

1970, ARLINGTON AUTO BODY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	1

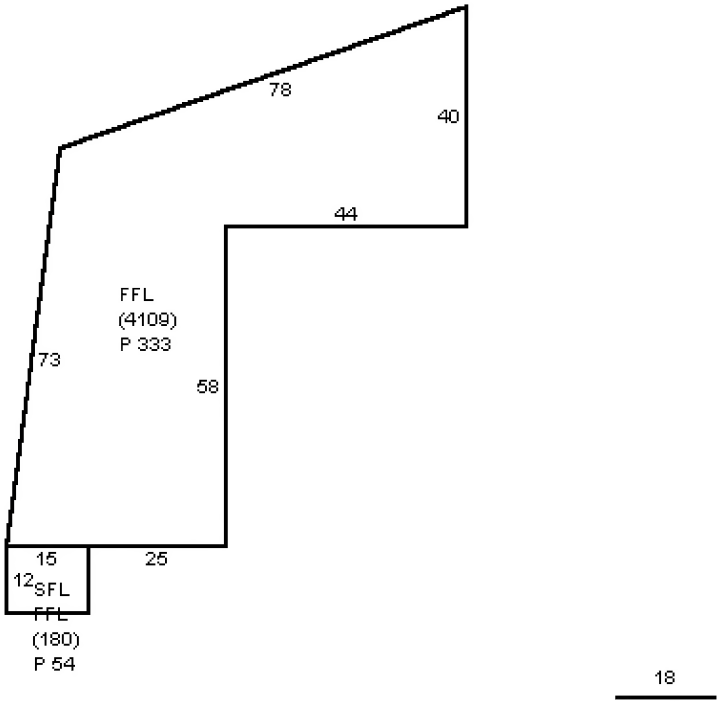
REMODELING

Exterior:	
Interior:	
Additions:	1993
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	64.37
Special Features:	0	Val/Su Net:	42.90
Final Total:	191700	Val/Su SzAd	42.90

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	4,289	64.370	276,073
SFL	Second Floor	180	64.370	11,586

Net Sketched Area:	4,469	Total:	287,659
Size Ad	4469	Gross Are	4469	FinArea	4469
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	OFC	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

055.0-0002-0034.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	96	A	AV	2000	0.00	T	15.2	332						
85	Paving	D	Y	1	1000	A	AV	1980	4.00	T	31.2	332			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:		Total:	2,800

IMAGE

AssessPro Patriot Properties, Inc